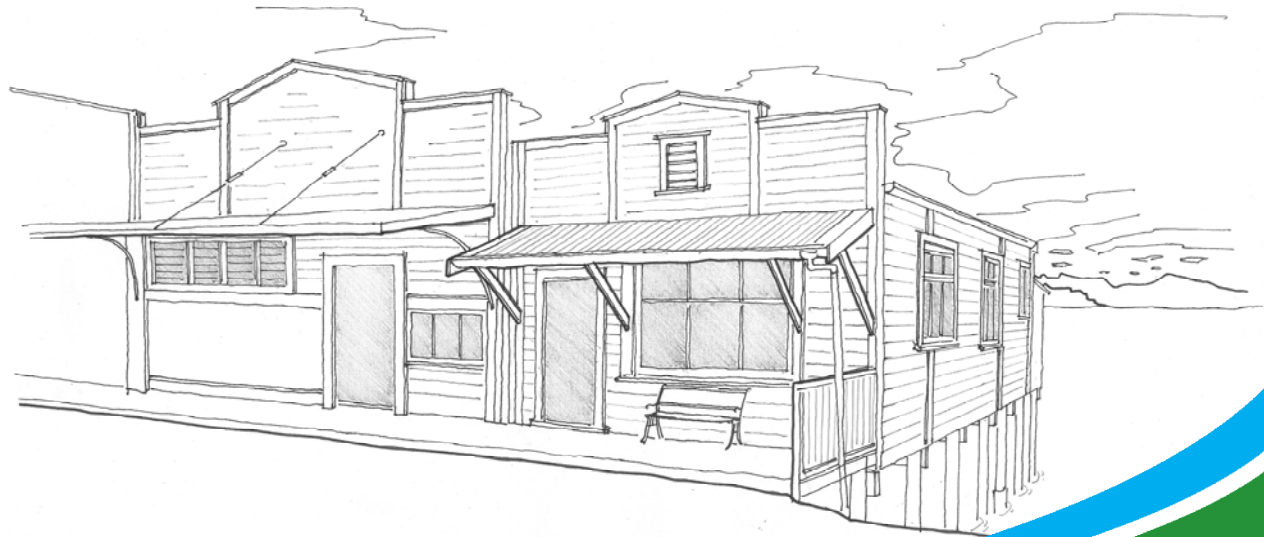


# RAWENE DESIGN GUIDELINES

July 2009



Far North  
District Council

# Rawene

# Design Guidelines



Far North  
District Council

Published by

Far North District Council

Far North City Council would be pleased to receive any comments on the contents and the value of the guide, and especially any suggestions as to how it could be improved.

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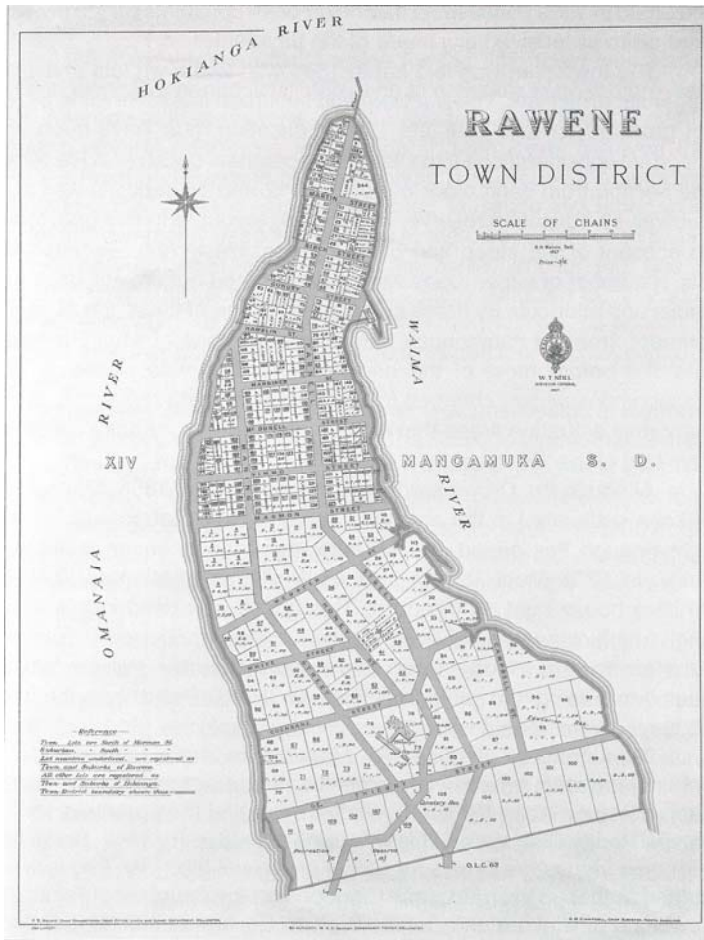
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Map of Rawene, 1924

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# Introduction

This Design Guide for Rawene has been prepared to provide a set of principles that can be referred to when changes to the area or to individual properties are proposed. The Guide has not, however, been formulated to provide definitive answers, nor does it seek to provide a strict and narrow set of rules.

Rather, the guidelines are intended to encourage an approach whereby changes are carried out in a manner that respects and responds to their environs. Alterations and additions should respect the existing building and new buildings should co-exist harmoniously with their older neighbours.

Whenever changes are proposed, the surrounding area and the immediate environs should be studied to determine those elements that contribute to its character. This includes natural elements such as landforms, hills, valleys, harbours, rivers and natural vegetation. It should also include an investigation as to how man has modified the natural environment with elements such as wharves, seawalls, roading patterns, plantings, kerbing and the like.

## Existing Heritage Provisions

The Far North District Council declared the Far North District Plan operative in September 2007. Part 3 of the District Plan contains provisions for the protection of historic heritage under Sections 12.5 Heritage and 12.5A Heritage Precincts.

Heritage resources in the far north are scheduled in the appendices in Part 4 of the District Plan. They include Notable Trees (Appendix 1D); Historic Sites, Buildings and Objects (Appendix 1E); Sites of Cultural Significance to Maori (Appendix 1F) and Archaeological Sites (Rule 12.5.6.1.3 and Appendix 1G). There are also currently nine Heritage Precincts listed in Section 12.5A including Rawene and one Heritage Area described in Section 12.5B. The extent of the Rawene Heritage Precinct is defined in Part 5 Maps of the District Plan.

The Rules governing activities to scheduled items and Heritage Precincts are found in Sections 12.5.6 and 12.5A.6 respectively. For further information a Council planner should be consulted.

# How the Guide Works

This Design Guide is provided to assist property owners in considering options for altering or extending existing buildings or constructing new buildings in the Rawene Heritage Precinct.

The Far North District Plan includes rules governing activities to scheduled items and Heritage Precincts. The scope of this guide extends beyond the matters controlled by the District Plan and demonstrates how change can be sensitive to the distinctive character of the area.

The guide is split into four sections as follows:

## Part 1 – Architectural Character of Rawene

This section provides background information on the history and character of Rawene and provides an outline of architectural styles found in the town. It also answers the question as to why the distinctive character of the town should be preserved.

## Part 2 – Guidelines for Alterations and Additions to Existing Buildings

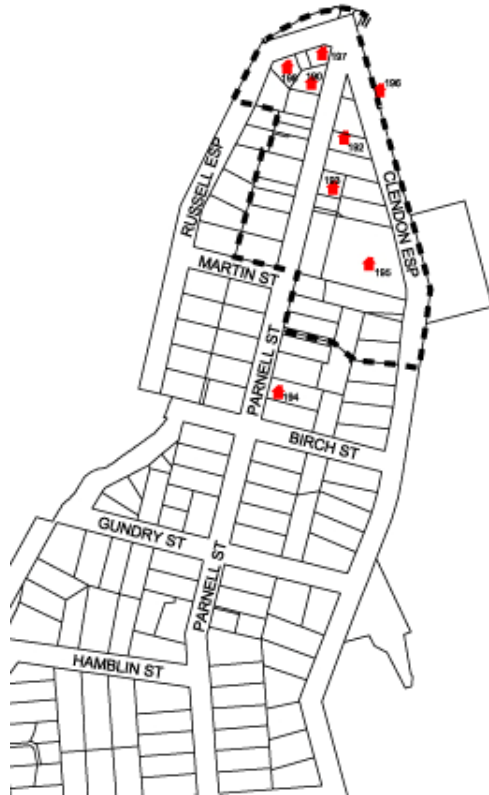
This section includes guidelines covering the restoration of buildings and also outlines the various ways in which additions and alterations to existing buildings can be undertaken. It generally recommends that changes should be sympathetic but recognisable as such.

## Part 3 – New Buildings in the Rawene Heritage Precinct

The question as to how new buildings should be integrated into the heritage precinct is covered in this section. It generally recommends that new buildings should be sympathetic in terms of scale and proportion to the older buildings.

## Appendix

The appendix contains a bibliography and photograph and design credits.



Map of Rawene Heritage Precinct.  
Coloured squares are scheduled buildings  
(FNDC District Plan).

# Part 1

## The Character & Architectural Styles of Rawene

# Historical Background

Hokianga is an abbreviation of the Maori name Te Hokianga-nui-a-kupe – the landing place of the Polynesian explorer and navigator, Kupe. He had travelled from Hawaiki in the Tahitian Islands and landed his canoe, Matahourua, at a bay near Pakanae. He then arrived in the Hokianga Harbour, attracted by the sight of the setting sun on a mountain peak. Settling in Hokianga with his family and crew they lived on the abundant fish and shellfish in the area. Kupe is said to have remained there for between 60 to 75 years before returning to his home in the Tahitian Islands.

Rawene has several pa sites and is known as the oldest settlement in New Zealand. In 1827, the peninsula was sold by the Maori Chief Muriwai to Captain James Herd of the New Zealand Company. It became known as Herd’s Point until 1858 when the Crown assumed ownership of the land.

The first Europeans to arrive in the area were the missionaries, followed by timber and flax traders, gum diggers, whalers and sealers. Settlers from Britain and other parts of Europe soon arrived to claim land they had purchased and the town of Rawene prospered. Today Rawene holds historic significance as part of the fabric that formed New Zealand. From the arrival of the Maori to the first European settlers, Rawene forms part of the New Zealand’s earliest history as a developing nation.



Clendon Esplanade c1903



Peace Day 1919



Langton's Store 1963



Parnell Street 1909



Rawene Township c1895



# The Character of Rawene

## *The Setting*

Rawene is located on a narrow peninsula that extends out into the Hokianga Harbour. The peninsula itself comprises a main ridge which rises to the south and then slopes steeply down to the harbour on either side. The land has been extensively modified with little in the way of original vegetation surviving, other than some small pockets. Prominent in the landscape are phoenix palms, which are found on a number of properties. Some Norfolk pine trees are also present with two impressive specimens being found on the bank behind the Masonic Hotel. Clendon House has some historic oak trees.



## *The Waterfront Zone*

The Heritage Precinct of Rawene can be divided into two distinct zones. The Waterfront Zone comprises the area at the end of the peninsula, centred on the wharf and the vehicular ferry landing. It includes the two roads extending around the base of the peninsula, being the Clendon Esplanade to the south and the Russell Esplanade to the southwest. The present wharf is constructed of concrete and replaced an earlier wharf, on which was located a series of wharf sheds. The vehicular landing is also made of concrete, while seawalls constructed of river stones extend around the foreshore.



On the seaward side of the Russell Esplanade are a garage and various other structures which have been constructed over the water. On the inland side are a single storey building which was formerly Andrewe's General Store, a recent two storey building and the former Wharf Hotel. On the other side of the wharf area are further buildings constructed over the water including a "Four Square" Store, previously Lane's Store, and a former butcher's shop. The area has a well-defined quality and the buildings have a uniformity of design and scale. Those built over the water make an important contribution to Rawene's character.

Further along the Clendon Esplanade is an old boat shed, now the Boatshed Café. The esplanade then extends along

to a boat launching area and car park and further along to Marmon Street and the Rawene Primary School. On the hill overlooking the car park is Clendon House, administered by the New Zealand Historic Places Trust. On the same side of the road is the old Lane's Store which now operates as a homestay.

### ***The Parnell Street Zone***

Parnell Street is the main thoroughfare through Rawene and is on the same axis as the wharf. From the wharf area Parnell Street extends up the hill and eventually leads out of town. The Lower Parnell Zone includes the lower end of Parnell Street and continues as far as the southern limits of the Heritage Precinct. Although the zone comprises the main commercial area of Rawene, it is less cohesive than the Waterfront Zone and contains commercial and community buildings designed in a variety of styles. It includes a villa formerly occupied by the post master; the current town hall which was formerly a Mason's hall in Auckland; the former Bank of New South Wales, now a church; a pharmacy; the fire station and what is likely to have been a policeman's house. At the southern end of the zone is the last remaining cottage of six that were constructed for immigrants aboard the ship *Cospatrick*.

The eastern side of Parnell Street is defined by a wedge shaped building at the intersection of Parnell Street and the Clendon Esplanade. Next to this are various shops with weatherboard walls and parapets. Beyond the shops are the former courthouse, the Rawene Masonic Hotel and another weatherboard shop, currently selling fruit and vegetables.

The upper part of Parnell Street beyond the Heritage Precinct has a more residential character. Both sides of the street are lined with houses, including a fine bay villa and a return verandah transitional villa. Three churches are also located in this area and include All Saints Anglican Church, a Methodist Church and a Catholic Church.



# Architectural Styles of Rawene

The buildings in Rawene date from different periods and are designed in a variety of architectural styles. There are three groups of buildings that reflect their different functions and needs of the area. These are:

- Commercial Buildings such as banks, shops and hotels;
- Public Buildings such as the courthouse, churches and schools;
- Residential Dwellings.

## Commercial Buildings

### *Hotels*

Commercial buildings include two storied structures such as the present and former hotels. These have colonial Georgian architectural influences and have hipped or gabled roofs. Walls are sheathed with weatherboards and roofs with corrugated steel. Other characteristics include balconies and verandahs and double hung windows.



*Masonic Hotel*



*Wharf Hotel*



*Art Gallery Building*



*Shops, Parnell Street*

### *Parnell Street Shops*

Parnell Street has a number of distinctive single storied shops sheathed with weatherboards. Parapets conceal gable or hipped roofs. Other characteristics include verandahs suspended over the footpath, casement windows and large timber shop front joinery.

### ***Waterfront Buildings***

These comprise single storey structures extending out over the water. They have a human scale and proportions with characteristics that include weatherboard cladding and gable roofs behind timber parapets. The joinery is made from timber and includes large shop-front windows and double hung sashes.



***Four Square store & Butchers Shop***



***Garage and petrol station***



***Former Court House***



***Town Hall***

### **Public Buildings**

Public buildings in Rawene include the former court house in the Italianate style and the classically styled town hall (relocated from Onehunga). Both are single storey structures with steeply pitched gabled roof forms, timber weatherboard walls and timber joinery.

### **Residential Dwellings**

House styles in Rawene range from square-fronted cottages and Victorian villas through to bungalows. Houses in the Heritage Precinct include Clendon House, the former postmaster's house and the immigrant's cottage. Houses are timber clad with timber joinery and have hipped or gabled roofs.



***Clendon House***



***Postmaster's House***

# Keeping the Character

Rawene is located on a peninsula that extends out into the Hokianga Harbour and its location contributes to its character. The built heritage and the open spaces also contribute to the character of the town.

In particular, the open space at the end of the peninsula has a unique quality derived from its proximity to the water. The wharf, vehicle landing area and the heritage buildings, a number of which have been built over the water, contribute to a unique environment. These buildings include the garage and the adjacent structures, while the buildings on the other side of the vehicle ramp, including the Four Square Store and the former butchery, form a distinctive group with their parapets. The Boatshed Café, although altered, relates well to the other buildings in the locality. The buildings over the water make an important contribution to Rawene's distinctive character. Early photographs show additional buildings between the butcher's shop and the boat shed which have since been demolished. Every effort should be made to preserve the remaining buildings in this area.

The former Andrewe's Store at the corner of Parnell Street and Russell Promenade and the wedge shaped building across Parnell Road, define the corners and provide a gateway to Parnell Street and the remainder of the town extending up the hill. These two buildings should be retained. The former Wharf Hotel appears in the oldest photographs of the town and its preservation is also considered essential. Up Parnell Road, a number of significant buildings contribute to the town's character and every effort should be made to preserve them. These include the former postmaster's house, the former Bank of New South Wales, the Art Deco styled fire station, the former courthouse and the Masonic Hotel. The group of weatherboard shops with their stepped parapets on the eastern side of Parnell Street is unusual and should be preserved.

Although the upper part of Parnell Street is outside the heritage precinct, it contains various villas and other house types, as well as several churches that are worthy of preservation. Notable trees such as the phoenix palms, Norfolk pines and the old Oak trees of Clendon House contribute to the character of Rawene and should also be retained. Parnell Street contains a series of small retaining walls built of river stones, which should also remain.



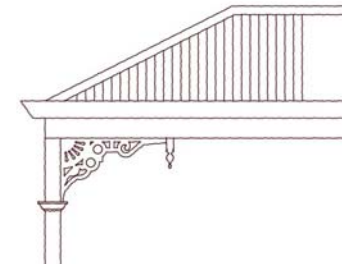
# Part 2

## Design Guidelines for Alterations and Additions to Existing Buildings

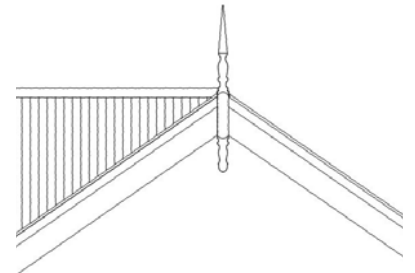
# Restoration of Older Buildings

The restoration of an older building often involves returning it to an earlier form and is a way of ensuring it survives for the future. The following guidelines are provided to guide restoration work:

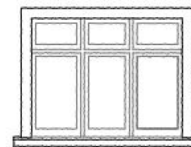
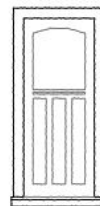
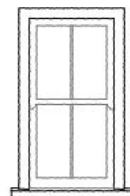
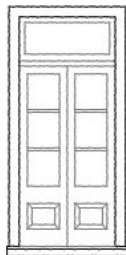
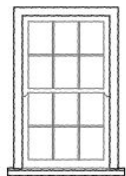
- Historic fabric such as wall claddings and original elements such as joinery and trim should be retained.
- Restoration work should be based on historic records such as old photographs or information gained from the building itself, such as the outline of an old verandah on a wall.
- Missing elements should be reconstructed. The style of the building should be determined to ensure the character is maintained. Replacement elements such windows and doors should be in the original style.
- Restoration can also involve the removal of accretions such as unsympathetic additions. Non-original windows and doors should be replaced with joinery in the original pattern.
- Repair work to joinery should involve replacing defective material with new of a similar nature. Profiles of elements such as weatherboards and trim should also match the original. Synthetic materials such as metal tiles or imitation brick should be avoided.
- Restored houses should generally be painted in their original colours as determined by scraping through the various layers of paint. Otherwise, weatherboards should be in a lighter colour with darker colours used for joinery facings and sills.
- Site elements such as fences, paths and the like should be restored. Historic plantings should be preserved and new plantings should not obscure the building from the road.



Restore Fretwork



Restore Finials



1860s  
Colonial Joinery

1880s  
Victorian Villa Joinery

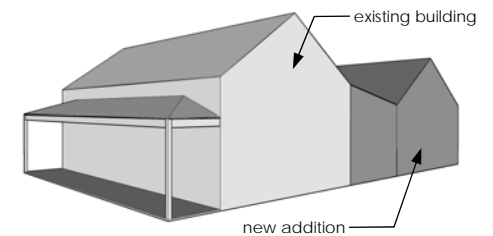
1920s  
Bungalow Joinery



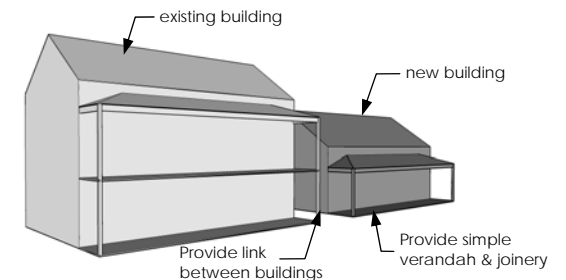
# Additions and Alterations

Historic buildings sometimes need to be adapted or increased in size to meet the needs of their owners. Changes should be managed in a way that respects the building. The following guidelines are provided for work involving additions and alterations.

- The front, sides and roofscape of a heritage building should not be altered and original details should be retained. Verandahs should not be closed in and roof lines should remain unchanged except possibly for the provision of a small dormer.
- Changes should generally occur to the rear of the building away from the public view. Although the original character of the building should be respected, new joinery such as French doors may be added to make use of the sun.
- If extra space is required, traditional methods of extending buildings such as lean-to additions should be considered. Another option may be to provide a new building that is separate but linked to the original structure. Additions should never dominate or overshadow the original building.
- New work should be a simplified version of the original as a way of differentiating between the two. Fretwork should not be provided to new verandahs and gable ends should not be finished with finials. Joinery should also be simplified. Sashes divided into small pane sashes should be avoided.
- A line of demarcation between old and new work should be maintained to show the extent of the original building. New work should have slightly different detailing to enable it to be “read” as not being original.
- Materials used for additions should generally match the original. Wall cladding and roofing material should have a similar profile to that originally used. Aluminium joinery and synthetic materials such as metal tiles should never be used in additions to heritage buildings.
- Garages and carports should be confined to the rear of the property. If this cannot be achieved, a simple carport on the side of the building may be acceptable.
- Historic site elements such as stone walls, fences and paths and historic plantings such as phoenix palms and Norfolk pines should be preserved. New plantings and high fences that obscure the building when viewed from the road should be avoided.
- The existing spaces around buildings including front and side yards and the distances between adjacent buildings should be respected.



Provide additions using traditional forms



Provide additional space in a separate structure

# Design Summary Checklist

## **Additions and alterations:**

Is the detailing and form of the addition in keeping with the original style?

Has developing the roof area been considered if additional space is required?

Has an addition to the rear been considered rather than extending the building to the front?

Does the addition retain as much of the original fabric as possible?

Does the addition maintain the scale of the original building?

Does the addition use appropriate materials?

Have existing site elements and open spaces been retained?

# Part 3

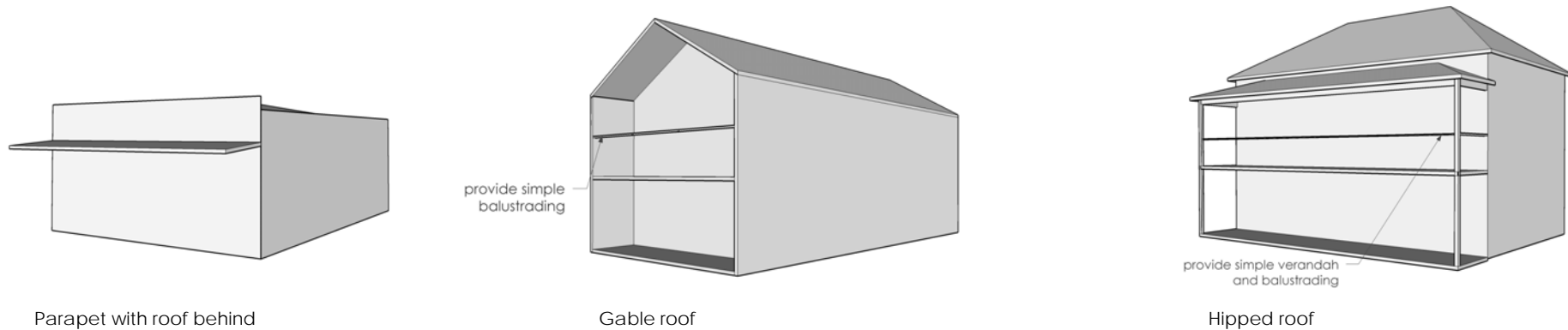
## New Buildings in the Rawene Heritage Precinct

# New Buildings in the Rawene Heritage Precinct

Designing new buildings for historic areas can be a difficult task and is one that is seldom done well. So often, new buildings are completely out of character and detract from the nearby historic buildings. Three approaches are possible when a new building is proposed in a historic area.

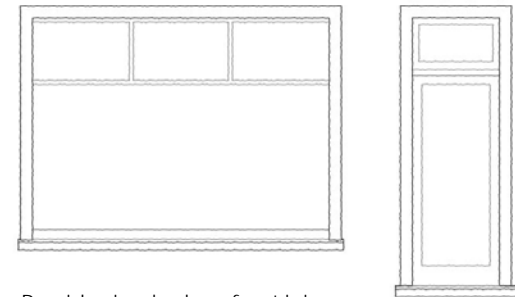
- Provide a replica or a close imitation of an historic building. This approach is not encouraged as it can lead to confusion as to what is genuine heritage and what is not. This can result in the dilution of an area's heritage values.
- Construct a modern yet sympathetic interpretation of an historic building using, for example, similar pitched roof forms and similar fenestration. However, while this approach can produce a building that contributes positively to an historic area, it can also result in a poor imitation, particularly if inappropriate materials are used.
- Provide a more contemporary solution. Such a building, if sensitively designed, can provide an exciting addition to an historic town such as Rawene. The urge to create an architectural statement in the current idiom should be resisted.

There is usually no single answer to the question as to what is appropriate and there will be occasions when different approaches may be used. New buildings should always respond to their environment and respect their neighbours. The advice of a heritage architect or planner should also be sought when planning a new building in a heritage area. The following general guidelines are provided regarding new buildings in Rawene.

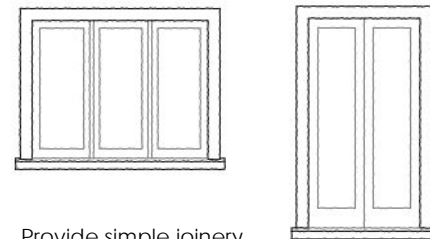


Possible New Building Forms

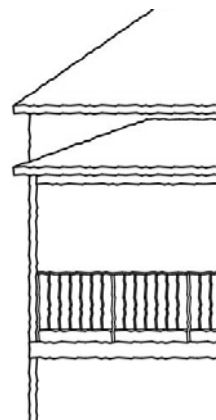
- A new building should be “off its time” and there should be no confusion as to whether or not it might be an historic building.
- A new building should maintain the scale and proportions of their older neighbours. Older towns had a fine “grained” human scale that contributed to their particular character. New buildings that are larger than the existing buildings should have their roofline and facades articulated to break up their apparent scale.
- A new building should not overshadow its neighbours or be dominant in its environs. It should co-exist harmoniously with existing buildings and fit comfortably within the fabric of the area.
- A new building that is designed in a sympathetic style should have a simplified form. For example, while it may have a verandah, historic details such as fretwork, finials, turned balustrading or double hung windows are not appropriate. Joinery should be simple and small pane sashes should be avoided.
- Materials used should be appropriate for the style of the building. Modern materials such as metal tile roofs, aluminium joinery or proprietary weatherboards should not be used on traditional forms, nor is it appropriate to use material not commonly found in the district. For example, bricks were traditionally used in Rawene for chimneys and should not be used as wall cladding.
- The proportion of openings to solid wall surfaces found on older buildings should be respected. Commercial buildings often had shop front joinery at ground floor level and smaller vertical windows above. New buildings should take cues from existing fenestration patterns.
- A more contemporary approach may sometimes be appropriate. Contemporary buildings should still relate to their older neighbours by way of their form, scale, rhythm, massing, proportions and materials used. Consideration could be given to using traditional materials such as corrugated steel in a contemporary manner. Modern materials such as aluminium joinery may be appropriate for more contemporary buildings.
- New buildings should not be more than two storied in height. Additional accommodation may be able to be provided within roof spaces.



Provide simple shop front joinery for new commercial buildings



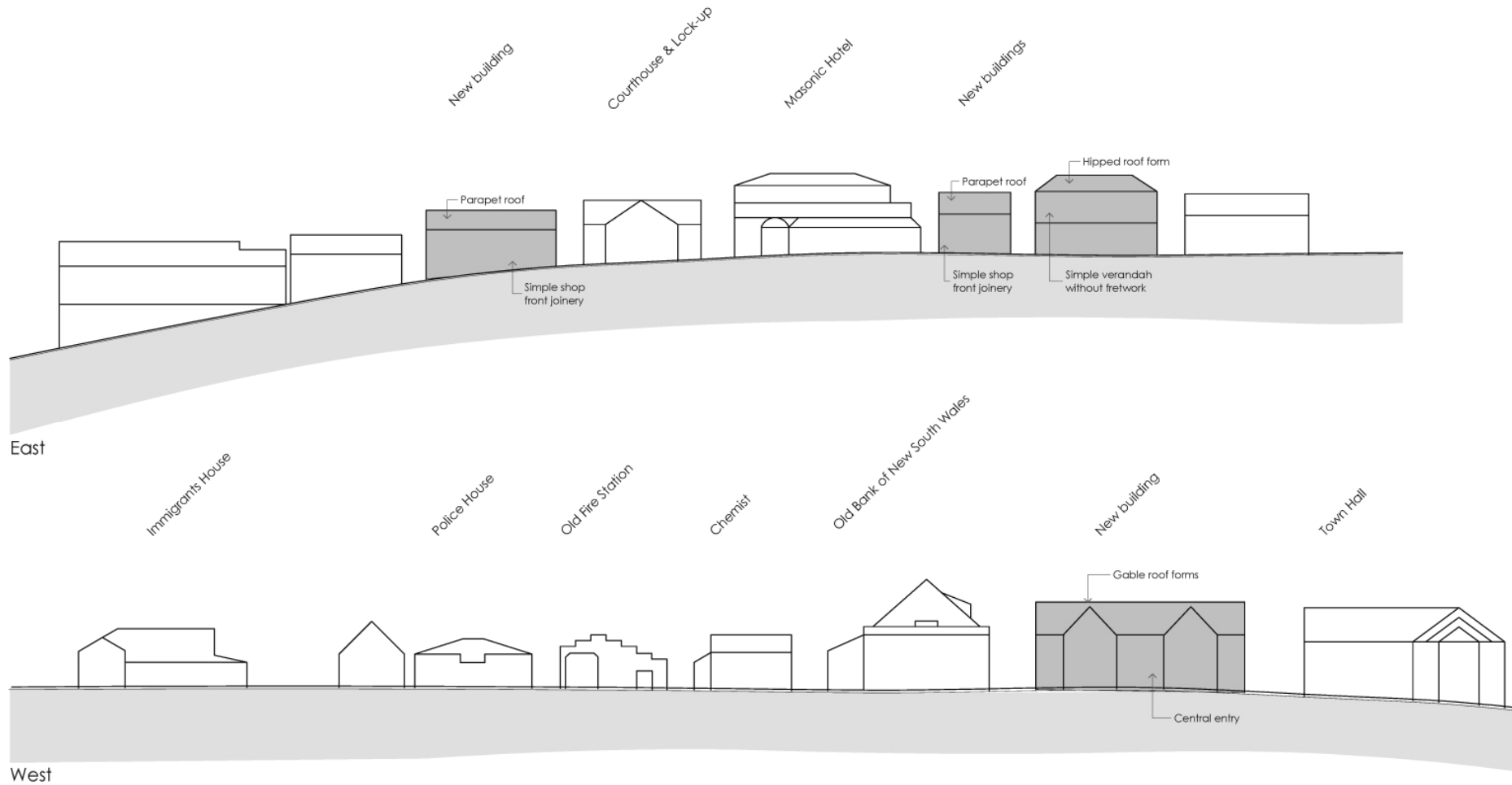
Provide simple joinery for new buildings



Simple verandah. Avoid turned balusters and fret work.

# Applying the Guidelines

The diagram below shows how new buildings (shaded) could be incorporated into the Heritage Precinct. It is not intended to describe actual building forms.



Parnell Street : Street Scape

# Design Summary Checklist

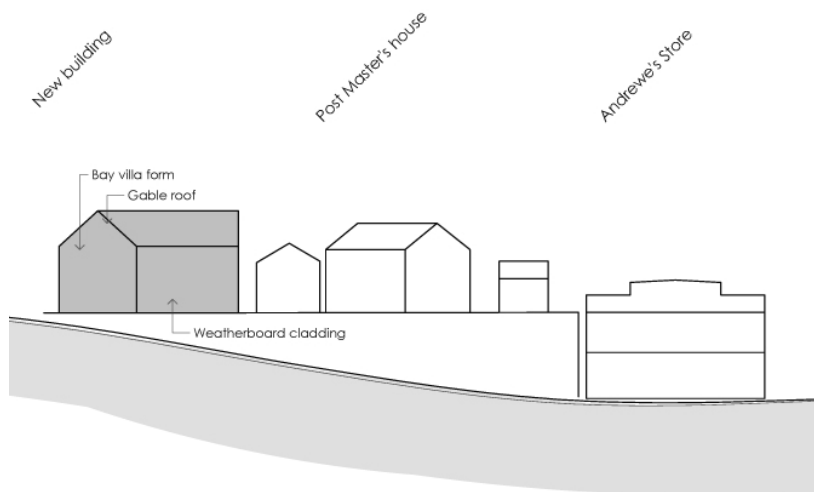
## New buildings

Is the building “of its time” and distinguishable from historic buildings?

Does the building fit with its surroundings in terms of its scale and proportions?

Does the building respect its older neighbours?

Does the building utilize appropriate detailing and materials?







# Appendix

Bibliography  
Image Credits

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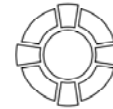
# Image Credits

Cover Page	Rawene Butchers Shop sketch Dave Pearson Architects Limited
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Page 4	View of Clendon Esplanade c1903 White, Claire Kaahu. 2009, <i>Not for Oneself, but for All</i> , Rawene Primary School, p46.  Peace Day, 1919 Alexander Turnbull Library  Ladgton's Store, 1963 Town Hall Exhibition, July 2009  Parnell Street 1909 White, Claire Kaahu. 2009, <i>Not for Oneself, but for All</i> , Rawene Primary School, p32.  Rawene Township c1895 White, Claire Kaahu. 2009, <i>Not for Oneself, but for All</i> , Rawene Primary School, p34.
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